

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES MEETING AND PUBLIC HEARING
HELD TUESDAY, DECEMBER 7, 2004

APPROVED MINUTES

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: DEAN AUSILIO
KENNETH MEERSCHAERT, SR.
JOA PENZIEN
ARNOLD THOEL

ABSENT: NONE

ALSO PRESENT: Colleen O'Connor, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll. All members present.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by THOEL seconded by AUSILIO to approve the amended agenda as discussed.

MOTION carried.

3. Approval of the November 16, 2004 previous Meeting Minutes.

MOTION by AUSILIO seconded by PENZIEN to approve the November 16, 2004 previous meeting minutes as submitted.

MOTION carried.

4. CONSENT AGENDA ITEM:

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- a. Extension of Time; Tentative Preliminary Plat; Elan Estates Subdivision;
John Cavaliere, Petitioner. Permanent Parcel No. 08-14-100-003. (*Plat*
Expires December 10, 2004)

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the extension of time; Tentative Preliminary Plat; Elan Estates Subdivision for a period of one year to expire December 10, 2005. Permanent Parcel No. 08-14-100-003

MOTION carried.

Addition:

OLD BUSINESS:

- 4b. Temporary Revised Site Plan; Christmas Tree Sales; Randazzo's Fruit Market; Located on the northern edge of Randazzo's Fruit Market parking area, east side of Hayes Road and approximately ½ mile north of 22 Mile Road. Antonio Monteleone, Petitioner. Permanent Parcel No. 08-19-300-017.

Clerk KOEHS reviewed that the matter was approved at the November 16, 2004 Planning Commission. However, the petitioner has had complications with the original location for the Christmas Tree Sales. The Christmas Trees Sales will now be located on the northern edge of Randazzo's Fruit Market parking area.

MOTION by MEERSCHAERT seconded by THOEL to approve Temporary Revised Site Plan; Christmas Tree Sales; Randazzo's Fruit Market; Located on the northern edge of Randazzo's Fruit Market parking area, east side of Hayes Road and approximately ½ mile north of 22 Mile Road. This approval is granted from December 7, 2004 and will expire December 31, 2004. Permanent Parcel No. 08-19-300-017. This motion is subject to the following conditions:

1. That the signs be situated within the tree area.
2. That the petitioner post the required \$500.00 Cash Bond.
3. That an electrical permit be obtained from the Building Department
4. That the permit be valid from December 7, 2004 to December 31, 2004.

Upon receipt of the required bond, the matter will be forwarded to the Building Department, where you may apply for all necessary permits.

MOTION carried.

AGENDA ITEMS:

5. **Revised Site Plan; Nextel Communications Wireless Facility;**(tabled from the **11/16/04 PC Meeting**); Located on the east side of Hayes Road, 1/3 mile north of 22 Mile Road. Nextel Communications, Petitioner. Permanent Parcel No. 08-19-300-012

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Mark Morris

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve the revised site plan; Nextel Communications Wireless Facility subject to the petitioner submitting revised site plans indicating the removal of the three (3) co-locator cabinets and that a chain link fence be provided with slats. This motion is based on the Planning Consultants recommendations as follows:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
4. **The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
5. **Sidewalks to be provided to the satisfaction of the Township Engineer.**

6. **Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
7. **That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
8. **An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Attorney, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed with two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
9. **The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
10. **That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
11. **That all signs be designated on the site plan and meet the Township requirements.**
12. **That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
13. **MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**

14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no light or glare from lights will shine into the abutting residential areas.

24. That the petitioner will provide a letter that all current outside storage including pallets will be situated inside the building. It is suggested that the special land use permit be revised to include the dumpster and outside storage as a condition.
25. That the site plan be revised to indicate all co-location facilities and cabinets be included as part of a one single building on the property.
26. That a revised site plan be submitted indicating the removal of the three (3) co-locator cabinets and that a chain link fence be provided with slats.

Based on the approval granted by the Township Planning Commission on December 7, 2004, your final engineering plans may be submitted to the Township Water and Sewer Department.

Upon receipt of the following the Building Department and Water/Sewer Department will be notified that construction and building permits may be issued:

- Notification from the Township Consulting Engineer that the engineering plans have been approved.
- That the required bond as indicated in item no. 8 above has been posted.
- That 12 revised plans be submitted in compliance with item 23.

MOTION carried.

6. **Rezoning; Residential One Family Urban (R-1) to Office Low Rise (O-1);**
Located on the east side of North Avenue and south of 21 Mile Road; Eddie Jawad, Petitioner. Permanent Parcel No. 08-36-101-007.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Michael Hashe

Public Portion: Several Township residents both for and against the proposal addressed their concerns as to the different types of developments permitted in the Office Low Rise zone.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to deny the request to rezoning the property from Residential One Family Urban (R-1) to Office Low Rise (O-1) based on the Planning Consultants recommendations specifically finding that the proposed rezoning is inconsistent with the goals of the Master Plan, the proposed rezoning is inconsistent with the development of the surrounding properties and that residents currently

reside on the property and further that it would create a non-conforming use. Permanent Parcel No. 08-36-101-007. This motion is based on the Planning Consultants recommendations as follows:

1. The proposed rezoning is inconsistent with the goals of the Master Plan.
2. The proposed rezoning is inconsistent with the development of the surrounding properties.
3. A residence currently exists on the property. The rezoning of the property would create a non-conforming use. A residence is not allowed in an O-1 zone.

MOTION carried.

7. **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);**
Located north of 22 Mile Road approximately 345' east of future Garfield Road;
GTR Builders, Petitioner. Permanent Parcel No. 08-20-300-002.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Chris Cousino

Public Portion: Several Township residents addressed their concerns opposing the request to rezoning the property from agricultural to residential one family urban.

MOTION by AUSILIO seconded by THOEL to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-20-300-002. This motion is based on the Planning Consultant recommendations as follows:

It is the recommendation of the Planning Consultant that in order to preserve the integrity of the industrial portion of the master plan, even if the plaintiff's position is upheld for the area proposed for Westminister Subdivision, that this would not mean that the balance of the area along 22 Mile (the south 1/3 of the 22/23 Mile industrial area) between Hayes and the west line of Walnut Creek, must also be developed for residential purposes

MOTION carried.

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8. **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);**
Located north of 22 Mile Road and east of future Garfield Road; GTR Builders,
Petitioner. Permanent Parcel No. 08-20-300-013.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Chris Cousino

Public Portion: None

MOTION by THOEL seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to deny the request to rezone the property from Rezoning; Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-20-300-013. This motion is based on the Planning Consultants recommendations as follows:

It is the recommendation of the Planning Consultant that in order to preserve the integrity of the industrial portion of the master plan, even if the plaintiff's position is upheld for the area proposed for Westminister Subdivision, that this would not mean that the balance of the area along 22 Mile (the south 1/3 of the 22/23 Mile industrial area) between Hayes and the west line of Walnut Creek, must also be developed for residential purposes.

MOTION carried.

9. **Rezoning; Residential One Family Suburban (R-1-S) to Residential Multiple-Low Density (R-2-L);** Located north of 23 Mile Road approximately ¼ mile east of North Avenue; Vito Serra, Petitioner. Permanent Parcel No. 08-13-300-041.

Tabled at the petitioners written request to the next Planning Commission Meeting of December 21, 2004.

10. **Rezoning; Agricultural (AG) to Residential One Family Urban (R-1);**
Located on the south side of 24 Mile Road, 1 mile east of Romeo Plank Road;
Thomas Bernasconi Trust, Petitioner. Permanent Parcel No. 08-16-100-015.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner: Not present

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the request to rezone the property from Rezoning; Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-16-100-015. This motion is based on the Planning Consultants recommendations as follows:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

- 11. Final Plan Review; Lake Arrowhead Site Condominiums (237 units); Located on the east side of Card Road, approximately ½ mile north of 21 Mile Road; GTR Builders, Petitioner. Permanent Parcel No. 08-26-100-006**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Chris Cousino

Public Portion: Township residents residing in the Sycamore Estates Subdivision addressed their concerns regarding property which lies between their subdivision and the current proposal owned by Sycamore Estates Golf Course. The residents addressed their concerns regarding property damages caused from vehicles using the land described as an access area to the golf course, the interest to purchase the property and asked the petitioner's what their interest is in the property. Mr. Cousino indicated that the property is not part of the current proposal and owned by Sycamore Estates Golf Course.

MOTION by AUSILIO seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the Final Plan Review; Lake Arrowhead Site Condominiums (237 units); Permanent Parcel No. 08-26-100-006. This motion is based on the Planning Consultants recommendations as follows:

- 1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:**
 - a. Macomb County Road Commission**
 - b. Office of Public Works Commission of Macomb County**
 - c. Macomb County Health Department**
 - d. Macomb County Planning Commission**

- e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.**
2. **Township Engineer approves all engineering plans for the computed plat.**
 3. **That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
 4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan approval have been incorporated into the Final Plan.**
 5. **That all lots within the Final Plan meet the requirements of the Township Zoning Ordinances.**
 6. **Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
 7. **That all public street drain crossings within the boundaries of the Final Plan shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.**
 8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
 9. **That the 'landscape easement'; that area labeled on the plan as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.**

10. That the final plan approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits two (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after Final Plan approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letter so that the street can be easily identified during the construction of the plan.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plan.
14. That the articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plan.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plan.
16. That the master deed be approved by both the Township Attorney and Township Assessor.
17. That the ground sign that is indicated in the boulevard entrance is not part of this approval. Only the RCMC may approve the location of the ground sign in the boulevard entrance.

The Planning Commission must approve the final location if authorized by the RCMC.

MOTION carried.

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12. **Revised Site Plan; Heydenreich Retail Center (Condo)**; Located on the northeast corner of Hall Road and Heydenreich Road; Frank Jonna, Petitioner. Permanent Parcel No. 08-34-300-024

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Frank Jonna opposed to standard condition number 24. That a 6' high wall be provided along the north property line in accordance with the provisions of the zoning ordinance, and requested that the matter be tabled to next regular meeting.

Public Portion: Northern Township property owners who reside in the Windemere Farms Subdivision addressed their concerns regarding Heydenreich and Hall Road(s) traffic hazards and flooding issues caused by Home Depot's landscaping buffer.

MOTION by AUSILIO seconded by MEERSCHAERT to table the to the Planning Commission Meeting of December 21, 2004 for the revised site plan request; Heydenreich Retail Center (Condo); Permanent Parcel No. 08-34-300-024.

MOTION carried.

13. **Site Plan; Regency Commerce Center Unit 26**; Located on the southeast corner of Regency Drive and Leone Drive. SRV Industries, Inc., Petitioner. Permanent Parcel No. 08-17-344-026

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Frank Salamone

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the Site Plan; Regency Commerce Center Unit 26; Permanent Parcel No. 08-17-344-026. This motion is based on the Planning Consultants recommendations as follows:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that**

any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.

- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
- 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**

10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.

20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. Since the residential areas are approximately 350' away, there is a possibility that noise from these two doors could exceed the decibel requirements of the zoning ordinance. In the event complaints are filed relating to sound disturbances from said building, provisions should be made for sound deadening devices such as vertical sound strips attached to the building or other assurances of the petitioner that the doors including both the loading and man doors will be securely closed when not in use. Further, no windows are noted and should not be installed on the east elevation.

MOTION carried.

15. Motion to receive and file all correspondence in connection with this agenda.

MOTION by DUNN seconded by MEERSCHAERT to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS:

Jerome R. Schmeiser, Community Planning Consultants, reviewed that he has recently researched industrial property sound levels and mentioned that the Township Zoning Ordinance may need to be amended.

PLANNING COMMISSION COMMENTS:

Member THOEL addressed his concerns regarding Native American property located east of North Avenue adjacent to the Retreat Condominiums and their plans to develop a hospital.

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ADJOURNMENT:

MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 9:30 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmb